



**ZONING BOARD OF
APPEALS MEETING**
December 15, 2021
1:00 PM

PUBLIC MEETING NOTICE

Zoning Board of Appeals

Dave Laspa, Chairperson
Jerry Feith
Lee Gossick
Mike Hittner
Dennis Polach
Peggy Montag, 1st Alternate
Vacant, 2nd Alternate

AGENDA ITEM RECIPIENTS

Sue Schill, City Attorney
Erika Esser, Secretary
Jennifer Gossick, City Clerk

Notice is hereby given of a meeting of the Wisconsin Rapids Zoning Board of Appeals within the Council Chambers at City Hall, 444 West Grand Avenue, Wisconsin Rapids, and via remote audioconferencing on **December 15, 2021, at 1:00 PM. The public can listen to the meeting by calling 1-312-626-6799, Access code: 896 2272 4183.** The meeting will also be streamed LIVE on the City of Wisconsin Rapids Facebook page. This meeting is also available after its conclusion on the City's Facebook page and Community Media's YouTube page, which can be accessed at www.wr-cm.org. If a member of the public wishes to submit comments to the Board regarding an agenda item, please contact Kyle Kearns via email or phone at kkearns@wirapids.org or 715-421-8225 before the meeting.

AGENDA

1. Approval of the report from the September 27, 2021, Zoning Board of Appeals meeting
2. **VARI-21-1182; Kevin Keith, Sons of Dick, LLC.:** Public hearing and action on a request for a variance to allow a deck within the setback at 631 Hill Street (Parcel ID 3408300).
3. Adjourn

The City of Wisconsin Rapids encourages participation from all its citizens. If participation at this meeting is not possible due to a disability or other reasons, notification to the city clerk's office at least 24 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. Call the clerk at (715) 421-8200 to request accommodations.

PUBLISH: November 26th & December 3rd, 2021

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the City of Wisconsin Rapids Zoning Board of Appeals will hold a **Public Hearing on Wednesday, December 15, 2021 at 1:00 PM** within the Council Chambers at City Hall, 444 West Grand Avenue, Wisconsin Rapids. Participation at the public hearing can be in-person or via remote audioconferencing. **The public can also participate in the hearing by calling 1-312-626-6799 Access code: 896 2272 4183.** The meeting will also be streamed LIVE on the City of Wisconsin Rapids Facebook page. The following items will be heard and possibly acted on:

1. Public hearing and action on a request from Kevin Keith Sons of Dick, LLC, representing the owner, for a variance to allow a deck within the setback at 631 Hill Street (Parcel ID 3408300).

Further details regarding the specific requests can be obtained within the Community Development Department at City Hall, or by calling the department at 715-421-8228.

The City of Wisconsin Rapids encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk's office at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. Call the Clerk at (715) 421-8200 to request accommodations.

Jennifer Gossick,
Wisconsin Rapids City Clerk



REPORT OF THE ZONING BOARD OF APPEALS

September 27, 2021

The Zoning Board of Appeals met at 3:00 p.m. on September 27, 2021, in the Council Chambers at City Hall and via remote audioconferencing. Attending Board members were: Chairperson Dave Laspa, Jerry Feith, Mike Hittner, Lee Gossick, Bruce King, and alternate Dennis Polach. Others in attendance included Community Development Director Kyle Kearns, Building Inspector Josh Volz and Arnold Haessly.

The meeting was called to order at 3:00 p.m. Alternate member Polach did not participate in deliberation or voting.

1. Approval of the reports from the April 27, 2021 Zoning Board of Appeals meeting.

Motion by Hittner to approve the reports from the April 27, 2021 Zoning Board of Appeals meeting.
Second by King.

Motion carried (5 – 0)

2. **VARI-21-0782; James Pawlik:** public hearing and action on a request for a variance to allow a fence within the vision triangles and encroach within the setback at 550 9th Ave N (Parcel ID 3401660).

Community Development Director Kearns summarized the request and staff report presented in the meeting packet, recommending the denial.

Public hearing opened at 3:04 p.m.

Speaking in favor:

Arnold Haessly of 831 Fremont Street - Mr. Haessly felt the fence added to the neighborhood, that it was not overly tall and did not obstruct anything.

Jim Pawlik of 550 9th Ave N – Claimed that there was a partial fence there prior. He believes that the biggest vision problem was caused in the winter by snow being plowed and piled very high at the corner lot and that it is difficult to keep the fire hydrant clear for access in case of an emergency. He believed that the slats in fence were far enough apart that one can see through it all the way.

Speaking against: None

Public hearing closed at 3:08 p.m.

Through discussions between Board members and Staff, it had been determined that work on the fence had begun prior to the approval and issuance of the building permit. The contractor contacted Building Inspector Josh Volz to inspect the fence a few days after the building permit application was submitted. Mr. Volz discovered that there were problems with the installation of the fence at the vision triangle locations. Later the building permit was officially issued (June 10, 2021), with the condition that no fence or wall greater than 2.5 feet above the street grade shall be placed within in the vision area. The zoning violations were not corrected by the contractor.



City of Wisconsin Rapids
444 West Grand Avenue
Wisconsin Rapids, WI 54495
Ph: (715) 421-8228

Motion by King to modify the variance, so that the existing fence can stay, except for the area at Freemont and 9th, which should be modified by dog-earring the fence to meet the 20' code requirement. Second by Gossick.

Comment by Mr. Pawlik regarding the location of an existing tree on the lot. Staff and Board members discussed accuracy of GIS mapping.

Motion withdrawn by King. Second withdrawn by Gossick.

Mr. Haessly interjected his recommendations for the fence height. Mr. Pawlick reiterated that there was a fence in the vision triangle previously and that nothing had happened there for 21 years. Modifications of the vision triangle requirements were further explored by the Board members and concerns about the existing tree were revisited.

Motion by Hittner to approve a fence within the vision triangles and encroach within the setback at 550 9th Ave N (Parcel ID 3401660), citing the above as reasoning, including the request not being detrimental to the public. Second by Gossick.

Motion carried (4 – 1; Laspa voting against)

3. Adjourn

Motion by Hittner to Adjourn. Second by King.

Motion carried (5 – 0)

Meeting adjourned at 4:08 p.m.

Respectfully submitted by Erika Esser, Secretary

Administrative Staff Report

Variance – Deck Setback
631 Hill Street
December 9, 2021



<p>Applicant(s):</p> <ul style="list-style-type: none"> Kevin Keith, Sons of Dick, LLC. <p>Staff:</p> <ul style="list-style-type: none"> Kyle Kearns, Director Carrie Edmondson, Community Development Specialist <p>Parcel Number(s):</p> <ul style="list-style-type: none"> 3408300 <p>Lot Information:</p> <ul style="list-style-type: none"> Effective Frontage: 60 feet Effective Depth: 120 feet Square Footage: 792 Acreage: 0.17 Acres <p>Zone(s):</p> <ul style="list-style-type: none"> "R-2" Mixed Residential District <p>Council District:</p> <ul style="list-style-type: none"> District 3 <p>Master Plan:</p> <ul style="list-style-type: none"> Residential <p>Current Use:</p> <ul style="list-style-type: none"> Residential Single-Family Home <p>Applicable Regulations:</p> <ul style="list-style-type: none"> Chapter 11 - Zoning 	<p>Request</p> <p>VARI-21-1182; Kevin Keith, Sons of Dick, LLC.: Public hearing and action on a request for a variance to allow a deck within the setback at 631 Hill Street (Parcel ID 3408300).</p> <p>Attachment(s)</p> <ol style="list-style-type: none"> Application(s) Map Photos Property Data <p>Findings of Fact</p> <ol style="list-style-type: none"> The applicant is requesting a variance from the setback standards for a deck. The deck has already been constructed. The property is zoned "R-2" Mixed Residential District The Zoning Board of Appeals shall base its decision upon the standard for a variance described in s. 62.23(7)(e)(7), Wis. Stats., and applicable judicial interpretations of such statute. <p>Staff Recommendation</p> <p>Deny the request from Kevin Keith, Sons of Dick, LLC., for a variance to construct a deck within the setback at 631 Hill Street (Parcel ID 3408300), due to the following:</p> <ol style="list-style-type: none"> The lot and building are nonconforming which may present a uniqueness compared with others in the neighborhood, but not necessarily relevant to the deck request, as other yard area is available to construct a deck and meet setback standards. An unnecessary hardship doesn't seem to exist, and any claimed appears to be self-created. Construction within the required setbacks has implications for pedestrian and homeowner safety and privacy, and for the environment.
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Vicinity Map



Background

The applicant, Kevin Keith, is requesting a variance from setback requirements. A variance application was submitted (attached) requesting a deck to encroach within the front yard of a corner lot. It is important to note that the variance is being requested after-the-fact, as the deck is already constructed. Furthermore, the Community Development Department did not issue a building permit for the project but did perform a setback average (materials attached). Below is a history of the project with the Community Development Department.

1. August 4, 2021 – Materials received and entered into system
2. August 10, 2021 - Zoning concern noted regarding setbacks
3. August 12, 2021 – Setback average performed and relayed

Below is a summary of the applicable setback standards pertaining to the request.

11.06.106 Building Setbacks

(g) Decks and porches. Decks and porches are considered to be part of the building to which they are attached, and therefore must comply with all applicable setback requirements.

Appendix E General Definitions

(339) Yard, front A yard as described for each of the following types of lots. (1) For an interior lot, that area that extends across the front of a lot between the side lot lines from the front lot line to the front of the principal building. (2) For a corner lot, that area that extends across the front of a lot between the side lot lines from the front lot line to the front of the principal building and that area that extends between the rear lot line to the front lot line from the side lot line to the side of the building. (3) For a double frontage lot, that area that extends across the front of a lot between the side lot lines from the front lot line to the front of the principal building and also that area that extends across the rear of a lot between the side lot lines from the rear lot line to the rear of the principal building.



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Mixed Residential (R-2) district

Description: This district is intended to accommodate single-family dwellings and two-family dwellings along with compatible community and civic uses.

Dimensional Standards:

Lot Standards	Additional Details	Illustration Symbol	
Lot area, minimum	s. 11.06.102	A	7,500 square feet for single-family; 10,000 square feet for two-family
Lot width, minimum	s. 11.06.103	B	75 feet
Street frontage, minimum	s. 11.06.104	C	50 feet for single-family; 85 feet for two-family
Water frontage, minimum	s. 11.06.105	-	75 feet
Building Setbacks			
Front yard setback, minimum	s. 11.06.106	D	25 feet for principal buildings; 5 feet behind the front face of the principal building for detached accessory building, but not less than 25 feet [1,2,3]
Side yard setback, minimum	s. 11.06.106	E	7 feet on one side and 10 feet on the other for principal buildings; 3 feet for detached accessory building [4]
Rear yard setback, minimum	s. 11.06.106	F	20 percent of lot depth for principal buildings; 3 feet for detached accessory building without an alley; 5 feet for detached accessory building with an alley

Photos



Standards of Review

- 1) Do unique physical limitations exist on the property including steep slopes or wetlands that are not generally shared by other properties that prevent compliance with ordinance requirements?

Analysis: The property is existing and considered nonconforming, due to the lot size and width. The house has been built on the center of the lot and has driveway access from Mead Street. Furthermore, the building appears nonconforming as well, due to setbacks. Although the setbacks do not meet requirements outlined in Chapter 11, Zoning, setback averaging can be applied which would allow for a reduction of the setback requirement.

Findings: The lot size is consistent with the surrounding homes. The irregular nature of the lot due to the angle of Mead Street is consistent with other homes in the area located on streets that do not fit the typical grid pattern such as Mead Street, Hill Street, and Lincoln Street. The home has a small footprint of approximately 792 square feet, with a 210 square foot enclosed porch. In addition, there is a 240 square foot detached garage. There is ample space remaining on the lot to construct a deck while meeting setback requirements. At a minimum access to an existing building with stairs meeting build code is permitted in the setback. Given the above finding, staff has not determined that a unique property characteristic exists.

- 2) Is the request due to the existence of an unnecessary hardship? An unnecessary hardship cannot be due to conditions which are self-imposed or created by a prior owner. It has also been determined by the Courts that economic or financial hardship does not justify a variance. For an area variance, unnecessary hardship exists when compliance would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity unnecessarily burdensome.

Analysis: The applicant indicates that meeting corner lot front yard setback requirements precludes them from safely reconstructing steps from their rear door. These steps are allowed to be reconstructed as indicated previously. Anything larger than a stoop and step meeting building code would need to meet setback requirements. The standard front yard setback is 25 feet, however the setback average reduced it to 20.73 feet, and finally decks and porches can project 6 feet into the setback. This means that the deck would be required to have a 14.7-foot setback requirement from the street front property line. It is important to note that the deck could also be constructed elsewhere on the property to meet the setback requirements.

Findings: Any hardship claimed by the applicant seems to be out of desire or a perceived need. Also, an applicant's disagreement with the zoning code standards and any deprivation of use or enjoyment due to such standards to a structure constructed without prior approval would not constitute an unnecessary hardship. It is also important to note that establishment of yards and associated setbacks are to allow safety to passing vehicles and pedestrians, privacy both for the property owner and for those within the public right-of-way, and to provide environmental protection.

Staff has determined that while the requested variance, allowing for a deck within the required front yard setback, is suitable for the desires of the applicant, it does not constitute an unnecessary hardship which is not self-created. Further, given the nature of the deck's construction prior to the issuance of a permit, any burden claimed from the zoning code seems to be from self-created conditions. Again, the deck can be constructed on the property meeting the setbacks and/or in other areas of the yard. A precedent could also be set for similar requests in the future, if a hardship is acknowledged in this case based on the facts and standards of review.

3) Does the requested variance impact the interests of the neighbors, the entire community and the general public?

These interests include:

- Public health, safety and welfare;
- Water quality;
- Fish and wildlife habitat;
- Natural scenic beauty;
- Minimization of property damages;
- Provision of efficient public facilities and utilities; and
- Any other public interest issues.

Analysis: The subject property is located within a primarily single-family residential neighborhood; However, a private Catholic high school exits to the south. The requested variance would allow for a deck to exist within the required setbacks, potentially interfering with the safety and privacy of pedestrians. A public hearing notice letter was provided as well to surrounding property owners within 300 feet of the property.

The purpose of setbacks is to protect the safety and privacy of patrons using the right-of-way and to maintain environmental protection, as well as neighborhood characteristics and aesthetics.

Findings: Allowing for the variance could impede the safety and privacy of pedestrians utilizing the sidewalk and public right-of-way. Additionally, it may set precedent for other adjacent corner lots that could make similar requests. At the date of this staff report the Community Development Department has not received any comments from the public regarding the request. With regards to public health, safety and welfare, additional information may be received prior to the meeting or during the public hearing which may relate to the interest of the neighbors and general public.

Based upon the findings for this request, staff recommends denial of VARI-21-1182 due to the following:

- 1. The lot and building are nonconforming which may present a uniqueness compared with others in the neighborhood, but not necessarily relevant to the deck request, as other yard area is available to construct a deck and meet setback standards.**
- 2. An unnecessary hardship doesn't seem to exist, and any claimed appears to be self-created.**
- 3. Construction within the required setbacks has implications for pedestrian and homeowner safety and privacy, and for the environment.**



Variance Application

City of Wisconsin Rapids, Wisconsin

Version: January 3, 2019

Community Development Department
444 West Grand Avenue
Wisconsin Rapids, WI 54495-2780
P: (715) 421-8228 Fax: (715) 421-8291

Overview: A variance is a relaxation of requirements found within the City's zoning code. Variances are considered by the Board of Zoning Appeals on a case-by-case basis and decisions of the Board are based on the evidence and testimony received as part of the application, during a site visit, and through the public hearing process. The Board's job is not to compromise the requirements for a property owner's convenience, but to apply legal criteria provided in State law, court decisions, and the zoning code. Variances are meant to be an infrequent remedy where a zoning requirement imposes a unique and substantial burden and a variance would be appropriate to alleviate such hardship without circumventing or undermining the intent of the zoning code.

If you submit an application, do not contact any member on the Board of Zoning Appeals before the scheduled meeting.

Governing regulations: The procedures and standards governing the review of this application are found in Article 5 of the City's zoning code (Chapter 11 of the municipal code).

General instructions: Complete this application and submit one copy to the Community Development Department. Alternatively, you can submit your application online at <https://wisconsinrapids.zoninghub.com/>

Application fee: \$250.00

Application submittal deadline: Applications must be submitted at least 3 weeks prior to the Zoning Board of Appeals meeting, which are typically held the second Tuesday of the month at 1:00 pm.

Mandatory meeting with staff: To ensure that all the required information is provided and that there is a complete understanding of the process, the applicant must meet with City staff to discuss the request and necessary items. Please contact the Community Development Department to schedule an appointment.

Office Use Only

Date Received 1/1/19

Received By Kyle

Fee 250.00

Case # 21-1182

Aldermanic District -

ZBA Date -

1. Applicant information

Applicant name Kevin Keith Sons of Pickel

Street address 11321 64th St. S.

City, state, zip code Wis. Rapids, WI 54497

Daytime telephone number 715.421.9924

Email Wis121231@gmail.com

2. Agent contact information. Include the names of those agents, if any, that helped prepare this application including the supplemental information. Agents may include surveyors, engineers, landscape architects, architects, planners, and attorneys.

Agent 1

Name Sandy Kornelowski

Company Property owner (New)

Street address 631 Hill St.

City, state, zip code Wis. Rapids, WI 54494

Daytime telephone number 715.459.1959

Email _____

Agent 2

3. Type of application (select one)

- ☒ Dimensional variance - Provides an increment of relief from a bulk regulation such as building height or setback.
- ☐ Use variance - Permits a use of land that is otherwise prohibited.

4. Subject property information

Physical address 631 Hill St.

Parcel number(s) _____

Note: The parcel number can be found on the tax bill for the property or it may be obtained from the Community Development Department.

Is the subject property currently in violation of the City's zoning ordinance as determined by the City's zoning administrator?

☐ No
☒ Yes

If yes, please explain.

Setback violation of constructed deck Deck is 6 ft. to close to the sidewalk.

Comment: Pursuant to Section 11.04.10 of the City's zoning code, the City may not issue a permit or other approval that would benefit a parcel of land that is in violation of the zoning code, except to correct the violation or as may be required by state law.

Are there any unpaid taxes, assessments, special charges, or other required payments that are specifically related to the subject property?

☒ No
☐ Yes

If yes, please explain.

Comment: Pursuant to Section 11.04.11 of the City's zoning code, the City may not issue a permit or other approval that would benefit a parcel of land where taxes, special assessments, special charges, or other required payments are delinquent and unpaid.

5. Zoning information (refer to the City's current zoning map)

The subject property is located in the following base zoning district(s). (check all that apply)

- | | | |
|--|--|--|
| <input type="checkbox"/> RR Rural Residential | <input type="checkbox"/> R-8 Manufactured Home Park | <input type="checkbox"/> M-1 General Industrial |
| <input type="checkbox"/> R-1 Single-family Residential | <input type="checkbox"/> B-1 Downtown Commercial | <input type="checkbox"/> M-2 Heavy Industrial |
| <input type="checkbox"/> R-2 Mixed Residential | <input type="checkbox"/> B-2 General Commercial | <input type="checkbox"/> I-1 Institutional |
| <input type="checkbox"/> R-3 Multi-family Medium Density Residential | <input type="checkbox"/> B-3 Neighborhood Commercial | <input type="checkbox"/> P-1 Park and Recreation |
| <input type="checkbox"/> R-4 Multi-family High Density Residential | <input type="checkbox"/> B-5 Mixed Use Commercial | <input type="checkbox"/> C-1 Conservancy |

The subject property is also located in the following overlay zoning district(s). (check all that apply)

- | | | |
|--|--|--|
| <input type="checkbox"/> Planned Development (PDD) | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Floodplain |
| <input type="checkbox"/> Downtown Design | <input type="checkbox"/> Shoreland-Wetland | <input type="checkbox"/> Wellhead Protection |

6. Current use. Describe the current use of the subject property.

Single family home, was a previous rental property.

7. Previous variance applications for the subject property. Describe any variances applications that have been submitted for the property; include the year, a general description, and whether the application was approved or not.

None

Note: If a variance application has been denied, an application for the same variance may not be submitted for a period of 12 months following the date of decision, except if the zoning administrator determines that factors have changed or there is new evidence in support of the variance request. (See Section 11.05.381 of the zoning code.)

8. **Variance request.** Provide the requested information for each variance that may be required. If you need any assistance determining what variances may be required you should seek counsel from an attorney, surveyor, consultant, or other professional who is familiar with the City's zoning code.

Section number of zoning code	Describe the requirement from that Section	Proposal
1. 11.06.106	Front yard setback	allow the 3 ft. setback allowed for side yards.
2.		
3.		
4.		

9. **Proposed project.** Describe what you would like to do (e.g., build a house, garage, fence) that cannot be done because of the section of the zoning code listed above.

I would like the deck, which is 8.5 ft from the sidewalk, to be allowed.

10. **Project alternatives.** Please describe the alternatives, if any, that were considered in designing the project so the variance request would not be necessary in the first place and/or the request is minimized and how they were incorporated or why they were deemed to be unacceptable.

Description	Was the alternative used? If not, why was it rejected?
1. There is no way to build a safe entry to the house	
2. With the deck's location, that is within the front yard	
3. setback requirement.	
4.	

11. **Unnecessary hardship.** Describe how the section(s) of the zoning code listed above create(s) a practical difficulty or is unreasonably burdensome in terms of severely limiting or prohibiting the reasonable use of the subject property as generally allowed under the City's zoning code. Attach additional pages as necessary.

With the odd yard/lot size and the code stating corner lots have 2 front yards, there is no way to replace the old and unsafe steps.

- 12. Unique property limitations.** Describe how the hardship is due to unique or special conditions or limitations affecting the subject property and/or structure that are not typical or generally shared by other properties in the City. Attach additional pages as necessary.

Property is a corner lot with an odd shaped parcel. Because it is a corner lot, the side yard is considered to be another front yard, therefore no deck can be added to maintain the setback.

- 13. Public interest.** Describe why the variance, if granted, would not be contrary to the public interest by creating or having the potential for creating an adverse impact on the public, health, safety, or welfare of adjoining and surrounding residents, properties or the community. Attach additional pages as necessary.

Over the summer I invested a lot of money to rehab the home from a run down rental, to a very attractive single family home. Many neighbors have commented and appreciated the project.

- 14. Supplemental materials.** Attach the following to this application form.

1. A project map with the information listed in Appendix F of the zoning code.
2. Proposed construction plans (if applicable)

- 15. Attachments.** List any attachments included with your application.

Pictures
 Site map. (2)

- 16. Other information.** You may provide any other information you feel is relevant to the review of your application.

Fall risk has been addressed for the new owner who is 72 yrs old and worried the old concrete steps were unsafe and may cause a fall.

- 17. Applicant certification**

- I understand that I, or any of my agents, may not discuss this application with any member of the Board of Zoning Appeals until after the Board renders a final written decision.
- I certify that all of the information in this application, along with any attachments, is true and correct to the best of my knowledge and belief.
- I understand that submission of this application authorizes City officials and employees, and other designated agents, including those retained by the City, to enter the property to conduct whatever site investigations are necessary to review this application. This does not authorize any such individual to enter any building on the subject property, unless such inspection is specifically related to the review of this application and the property owner gives his or her permission to do so.

- I understand that this application and any written materials relating to this application will become a permanent public record and that by submitting this application I acknowledge that I have no right to confidentiality. Any person has the right to obtain copies of this application and related materials or view it online.
- I understand that the zoning administrator will review this application to determine if it contains all of the required information. If he or she determines that the application is incomplete, it will not be scheduled for review until it is deemed to be complete.

Property Owner:

Kevin Keith
Name – print

[Signature]
Name – Signature

1/19/21
Date

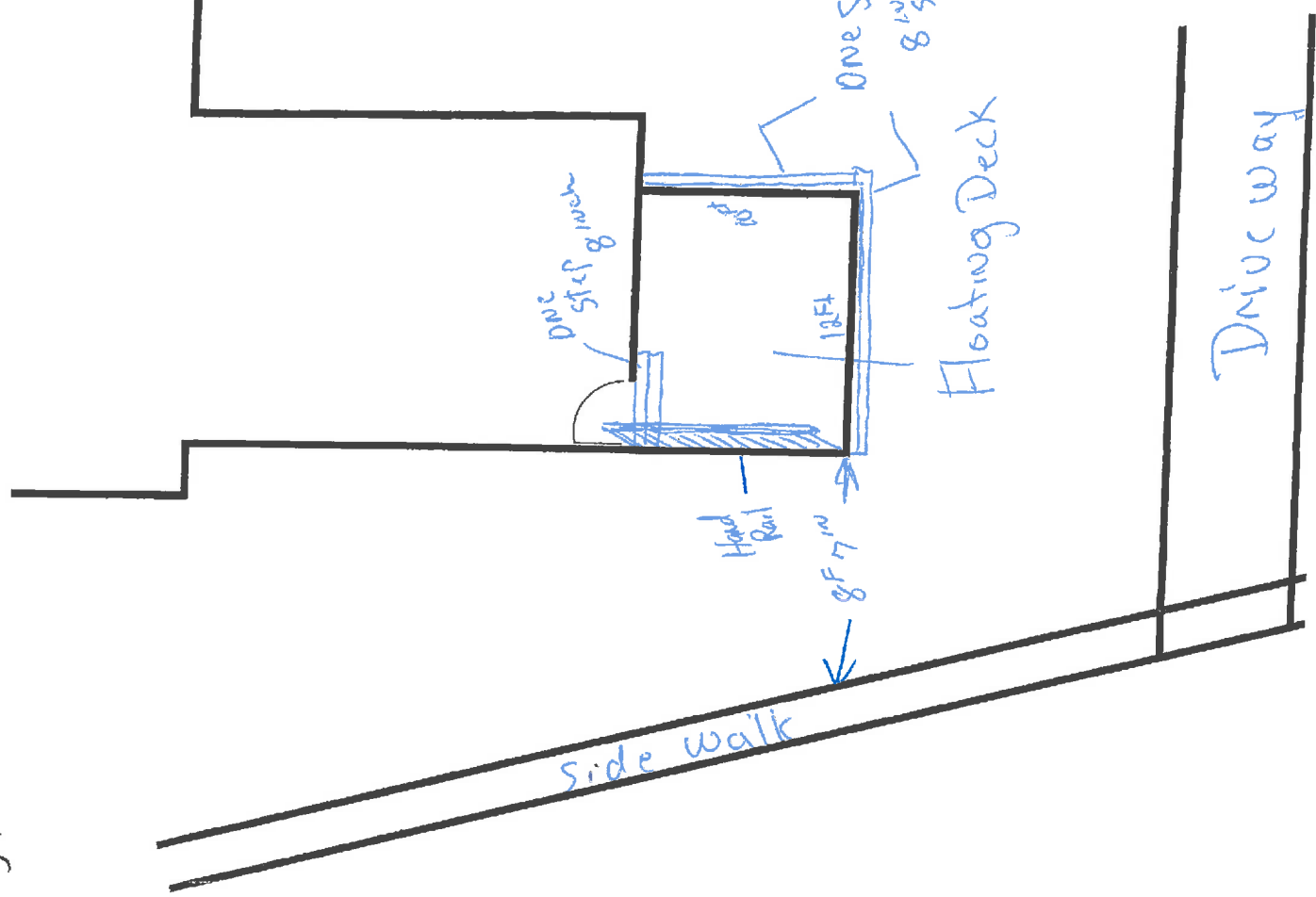
Name – print

Name – Signature

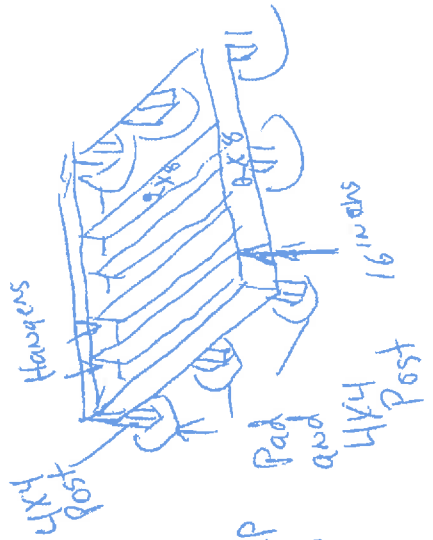
Date

631 Hill St.

S
N
E



Floating Deck

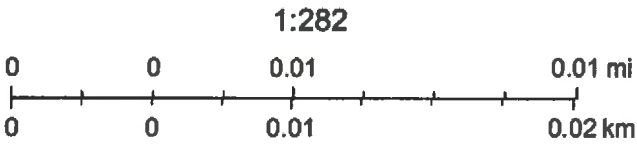


5/4 Deck Boards
Hand Rail on Left Side only
One step on other 3 sides



11/19/2021, 9:01:10 AM

- Streets
- Parcels
- Streets
- Schools









2021 Property Records for City of Wisconsin Rapids, Wood County

December 9, 2021
Page 20 of 28

Tax key number: 34-08300

Property address: 631 Hill St

Owner: Mark A. Sanders
341 15th Ave N
Wisconsin Rapids, WI 54495


Zoning: R-2, Mixed Residential

Traffic / water / sanitary: Light / City water / Sewer

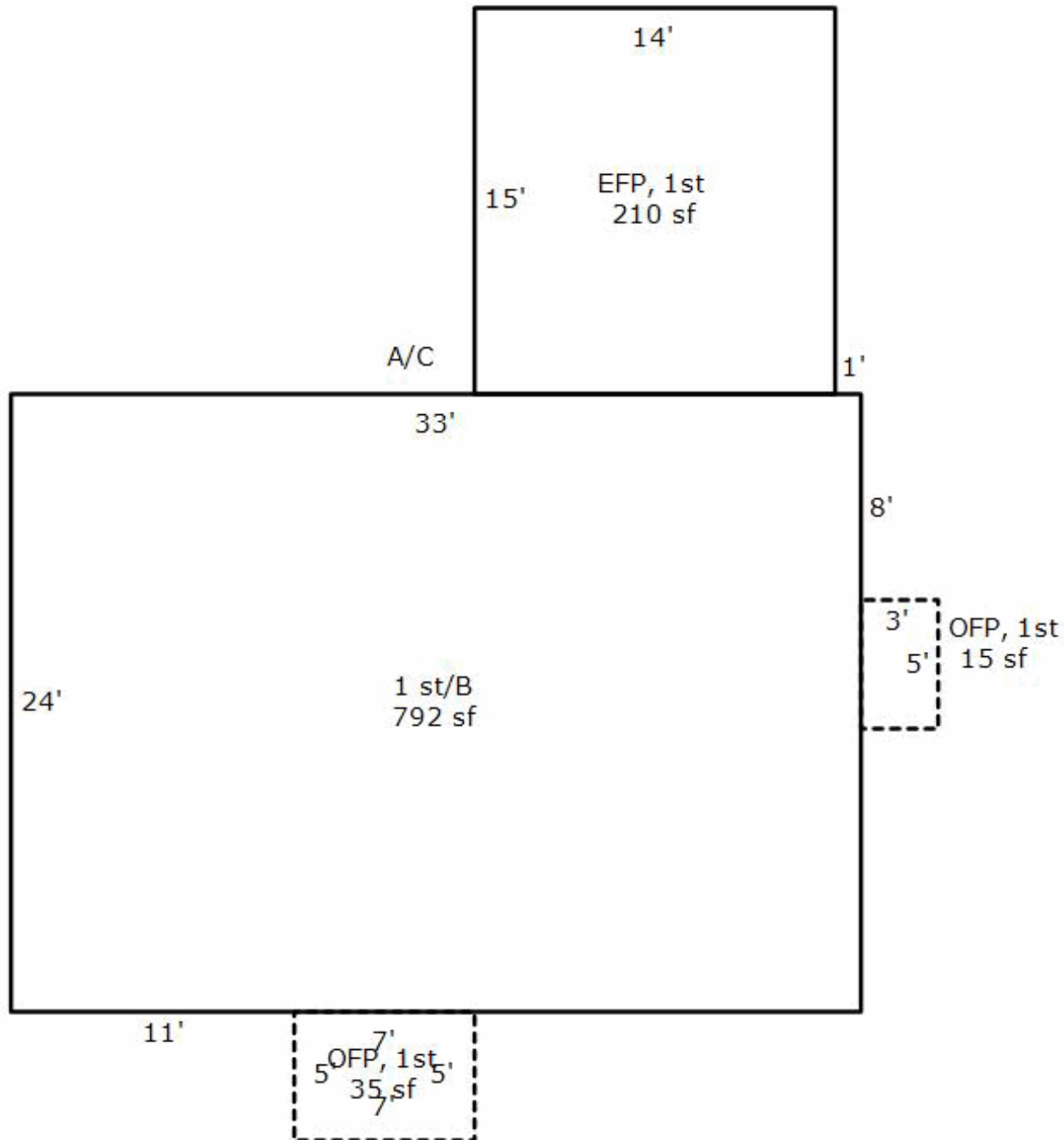
Legal description: C-WIS RAPIDS WITTER'S ADD LOT 16 & A STRIP OFF SLY SD LOT 17, 19' WIDE ON WLY LN & 4.5' WIDE ON ELY LN ALL IN BLK 3

Summary of Assessment	
Land	\$12,200
Improvements	\$45,400
Total value	\$57,600

Land						Water Frontage	Tax Class	Special Tax Program	Assess Value
Qty	Land Use	Width	Depth	Square Feet	Acres				
1	Residential	60	120	7,405	0.170	None	Residential		\$12,200

Residential Building				
Year built:	1946	Full basement:	792 SF	
Year remodeled:		Crawl space:		
Stories:	1 story	Rec room (rating):		
Style:	Ranch	Fin bsmt living area:		
Use:	Single family	First floor:	792 SF	
Exterior wall:	Alum/vinyl	Second floor:		
Masonry adjust:		Third floor:		
Roof type:	Asphalt shingles	Finished attic:		
Heating:	Gas, forced air	Unfinished attic:		
Cooling:	A/C, same ducts	Unfinished area:		
Bedrooms:	2	Enclosed porch	210 SF	
Family rooms:		Open porch	35 SF	
Baths:	1 full, 0 half	Open porch	15 SF	
Other rooms:	2			
Whirl / hot tubs:				
Add'l plumb fixt:				
Masonry FPs:				
Metal FPs:				
Gas only FPs:				
Bsmt garage:				
Shed dormers:		Energy adjustment:	No	
Gable/hip dorm:		Percent complete:	100%	

Total living area is 792 SF; building assessed value is \$42,900



# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Garage	Width: 12 LF	Grade: D		not available
Const type: Detached, frame or cb	Depth: 20 LF	Condition: Average		
Year built: 1946	Fir area: 240 SF	% complete: 100%		
		Assessed \$: \$2,100		

# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Lean-to	Width: 8 LF	Grade: D		not available
Const type: Wood frame, wood siding	Depth: 20 LF	Condition: Average		
Year built: 2012	Fir area: 160 SF	% complete: 100%		
	Height: 7 LF	Assessed \$: \$400		

Building Permits				
Issued	Permit #	Purpose	\$ Amount	Completed
8/4/2021	21-0751	Siding and Windows	\$2,000	11/12/2021
1/23/2015	15-0051	Siding/Repair or Raze lean-to	\$200	12/31/2017
10/6/2014	14-1918	Roofing	\$7,834	12/31/2015
10/3/2013	13-0657	Siding	\$700	12/31/2013
8/29/2012	12-0693	Lean-to, windows, siding	\$1,000	12/31/2012
8/1/2011	11-0503	Vinyl siding (partial)	\$400	5/8/2012
3/31/2009	81983	Elec upgrade	\$1,600	3/31/2011
3/23/2009	81946	Int/ext remodel	\$3,000	3/23/2011

Sales History		
Date	Price	Type
10/12/2021	\$ 125,000	
6/24/2021	\$ 60,000	Valid improved sale
3/20/2009	\$ 47,000	Valid improved sale

Mixed Residential (R-2) district

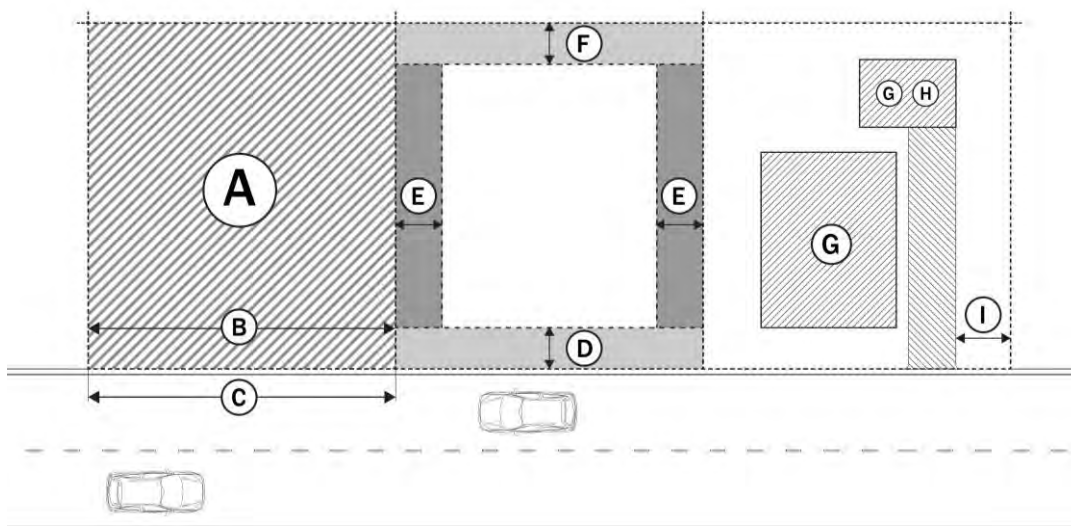
Description: This district is intended to accommodate single-family dwellings and two-family dwellings along with compatible community and civic uses.

Dimensional Standards:

Lot Standards	Additional Details	Illustration Symbol	
Lot area, minimum	s. 11.06.102	A	7,500 square feet for single-family; 10,000 square feet for two-family
Lot width, minimum	s. 11.06.103	B	75 feet
Street frontage, minimum	s. 11.06.104	C	50 feet for single-family; 85 feet for two-family
Water frontage, minimum	s. 11.06.105	-	75 feet
Building Setbacks			
Front yard setback, minimum	s. 11.06.106	D	25 feet for principal buildings; 5 feet behind the front face of the principal building for detached accessory building, but not less than 25 feet [1,2,3]
Side yard setback, minimum	s. 11.06.106	E	7 feet on one side and 10 feet on the other for principal buildings; 3 feet for detached accessory building [4]
Rear yard setback, minimum	s. 11.06.106	F	20 percent of lot depth for principal buildings; 3 feet for detached accessory building without an alley; 5 feet for detached accessory building with an alley
Building Standards			
Building height, maximum	s. 11.06.108	-	2 stories, but not more than 30 feet for principal buildings; 1 story, but not more than 15 feet for detached accessory building
Building coverage, maximum	s. 11.06.109	G	30 percent for principal buildings; 20 percent of rear yard area, but not greater than 900 square feet for detached accessory building
Residential floor area, minimum	s. 11.06.111	-	900 square feet on ground floor and total floor area as follows: one bedroom, 1,000 square feet; two bedrooms, 1,100 square feet; three bedrooms, 1,200 square feet; four or more bedrooms, 1,400 square feet
Floor area of attached garage, maximum	s. 11.06.112	-	50 percent of ground floor living area; the Planning Commission may allow more than 50 percent as a special exception provided the floor area over 50 percent is deducted from the allowable floor area of detached accessory buildings
Number of detached accessory buildings, maximum	s. 11.06.115	H	2
Other			
Distance between driveway and property boundary line, minimum	-	I	3 feet

Notes:

1. The minimum front yard setback may be less than or more than what is stated if setback averaging applies, but not less than 15 feet.
2. If a lot is 1.0 acre or larger and abuts the right-of-way line of an expressway, primary arterial, or standard arterial, the front yard setback for principal buildings constructed after September 1, 1995 is 75 feet.
3. If a lot is 1.0 acre or larger and abuts the right-of-way line of an expressway the setback for a detached accessory building constructed after September 1, 1995 is 35 feet or if abutting a primary arterial or standard arterial, the setback is 25 feet if constructed after September 1, 1995.
4. If the lot width for an existing lot is less than what is required for a single-family, the side yard setback may be reduced proportionately to the ratio between the actual width and the required width, but not less than 75 percent of the required setback.



the public street if not located within an easement or right-of-way, or (4) the proposed right-of-way as depicted on a highway width map as may be adopted by Wood County, whichever is furthest from the public street.

(d) **Measurement of side-yard and rear-yard setback.** The side-yard setback is measured perpendicular to the side yard property boundary line. The rear-yard setback is measured perpendicular to the rear property boundary line.

(e) **Reduction of side yards on narrow lots.** If lot of record has a lot width that is less than what is required, the side yard setback is reduced proportionately to the ratio between the actual and required widths as more fully described in Appendix C.

(f) **Setback averaging for front-yard setback.** In lieu of the minimum front-yard setback specified in Appendix C, an alternative distance may be used in the more developed areas of the city based on the averaging of various specified buildings in the immediate area. The resulting setback may be less than or greater than the specified distance.

In those areas of the city where the majority of principal buildings along a street have less than the required front-yard setback, the setback for any new building or addition to an existing building is determined by averaging the setbacks for buildings within 300 feet that are closer than the established setback.

In those areas of the city where the majority of principal buildings along a street have significantly more than the required front-yard setback, the setback for a new building or an addition to an existing building is determined by averaging the setbacks for those buildings within 300 feet.

For the purpose of this subsection, the following rules shall apply when applying setback averaging:

- (1) Building projections which may extend into the setback area are not to be included.
- (2) Setback reductions as allowed by a variance shall not be included.
- (3) The required setback shall be used for any vacant lot.

(g) **Decks and porches.** Decks and porches are considered to be part of the building to which they are attached, and therefore, must comply with all applicable setback requirements or as allowed in subsection (h) and (i) below.

(h) **Wheelchair access ramps.** The building inspector may, upon written petition, allow the construction of an unenclosed wheelchair access ramp in a setback area, provided the proposed location for the ramp is the only reasonable location based on the existing configuration of the building and the ramp encroaches into the offset area no more than is necessary to provide access to the building. Also see Article 21 for additional provisions relating to reasonable accommodations.

(i) **Structures and uses permitted in setback areas.** The following may be located in a required setback area, provided they do not extend into, or are located within, a utility easement or a required fire lane and meet all other requirements of this chapter:

- (1) landscaping;
- (2) fences as set forth in Article 15;
- (3) freestanding mailboxes and newspaper boxes;
- (4) play equipment, except not in a front yard;
- (5) small objects easily moved by hand such as birdbaths, birdfeeders, and birdhouses;
- (6) portable grills, picnic tables, and yard furniture but not when located on a patio or deck;
- (7) gardens;
- (8) flag poles,
- (9) compost bins;
- (10) clotheslines;
- (11) retaining walls as set forth in s. 11.07.423;
- (12) sidewalks in a development project, but not closer than 5 feet to a parcel in a residential zoning district or a planned development district that allows residential uses;

- (13) driveways, but not closer than 3 feet to a side lot line;
- (14) boat docks when allowed, but not closer than 5 feet to a side lot line;
- (15) specified building projections and other features as provided for in Exhibit 6-4;
- (16) wellheads not located in a building or other structure, provided separation requirements in state law are met;
- (17) geothermal systems as may be otherwise allowed by the city; and
- (18) other structures and land uses when exempted by the zoning administrator, provided such exemption is in keeping with the intent of this chapter.

Exhibit 6-4. Allowable building projections into a required setback area

Feature	Maximum projection
Sills, belt courses, buttresses, cornices, ornamental features, and the like	8 inches into a required front, side, or rear yard
Eaves	24 inches into a required front, side, or rear yard
Chimney	36 inches into a required front, side, or rear yard
Open or lattice enclosed fire escape, fireproof outside stairway and balcony opening upon fire tower	5 feet into a required side or rear yard
Balconies	3 feet into a required front or side yard; 5 feet into a required rear yard
Sunshades and awnings	3 feet into a required front or side yard; 5 feet into a required rear yard
Areaways	4 feet into a required side yard; 5 feet into a required rear yard
Steps, stoops, decks and porches, provided they are not higher than the ground floor elevation of the building to which they are attached	6 feet into a required front yard; 3 feet into a required side or rear yard

11.06.107 Build-to-line

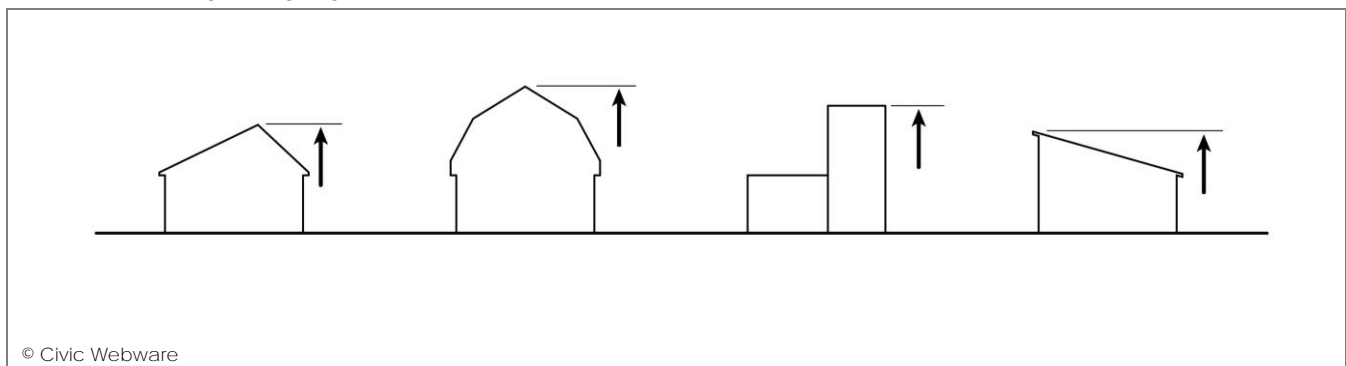
(a) Generally. Build-to-lines are established in various zoning districts to ensure that buildings are placed near the street. All such distances are specified in Appendix C.

(b) Measurement of build-to-lines. The build-to-lines are measured perpendicular from (1) the property boundary line abutting a street right-of-way, (2) the easement dedicated for public street purposes, (3) 33 feet from the centerline of the public street if not located within an easement or right-of-way, or (4) the proposed right-of-way as depicted on a highway width map as may be adopted by Wood County, whichever is furthest from the public street.

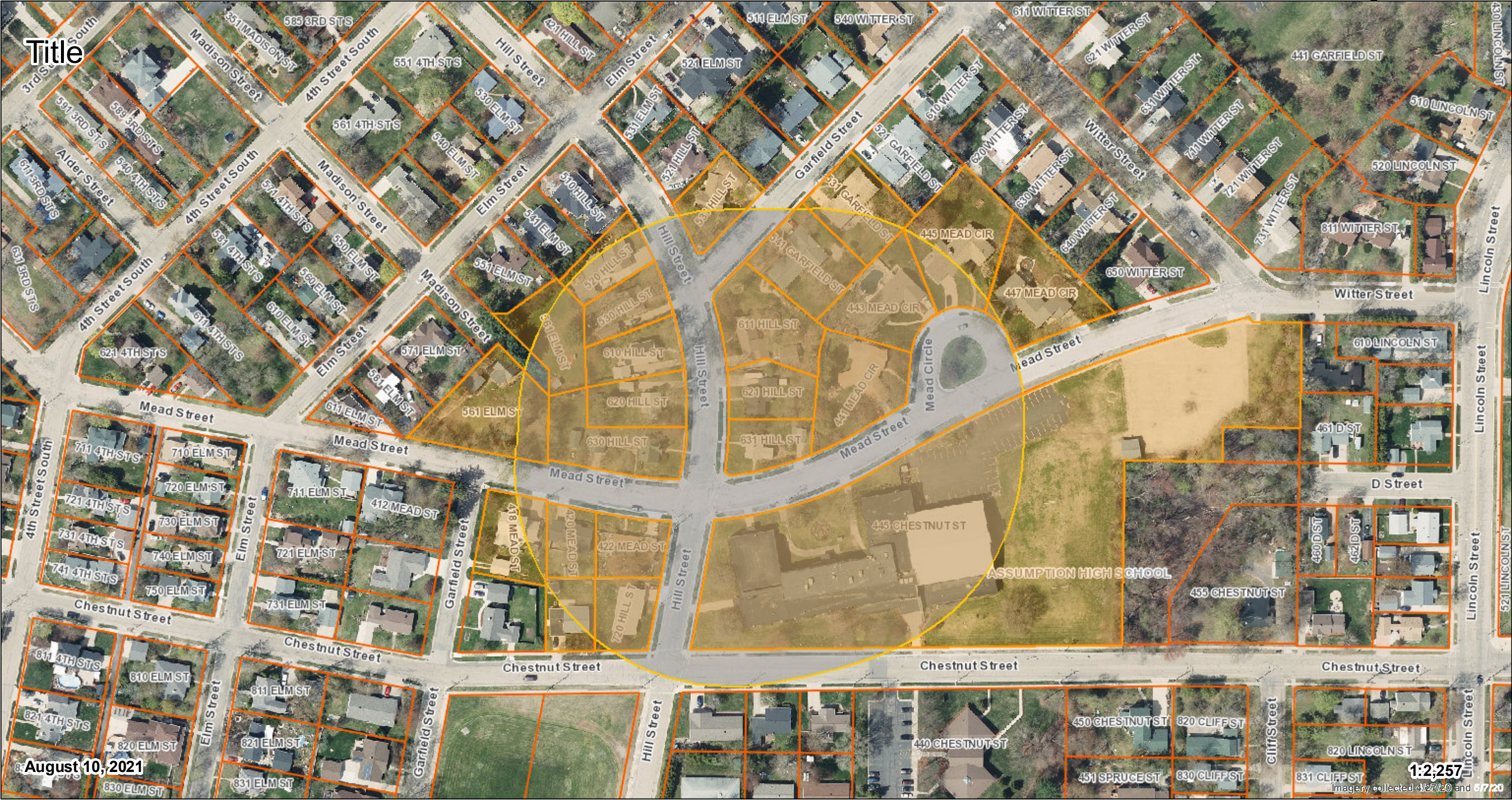
11.06.108 Building and structure height

(a) Generally. Except as allowed in this section, the height of a structure shall comply with the standards set forth in Appendix C.

(b) Measurement of building height. The height of a building is measured from the mean elevation of the finished grade along the front of the building to the highest point of any of the following roof types: flat, gable, gambrel, hip, shed, or mansard (Exhibit 6-5).

Exhibit 6-5. Measuring building height

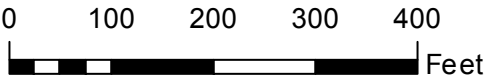
- (c) Modifications. The height standards in Appendix C are modified as follows:



August 10, 2021

Municipal Boundaries

Setback Average Buffer Map



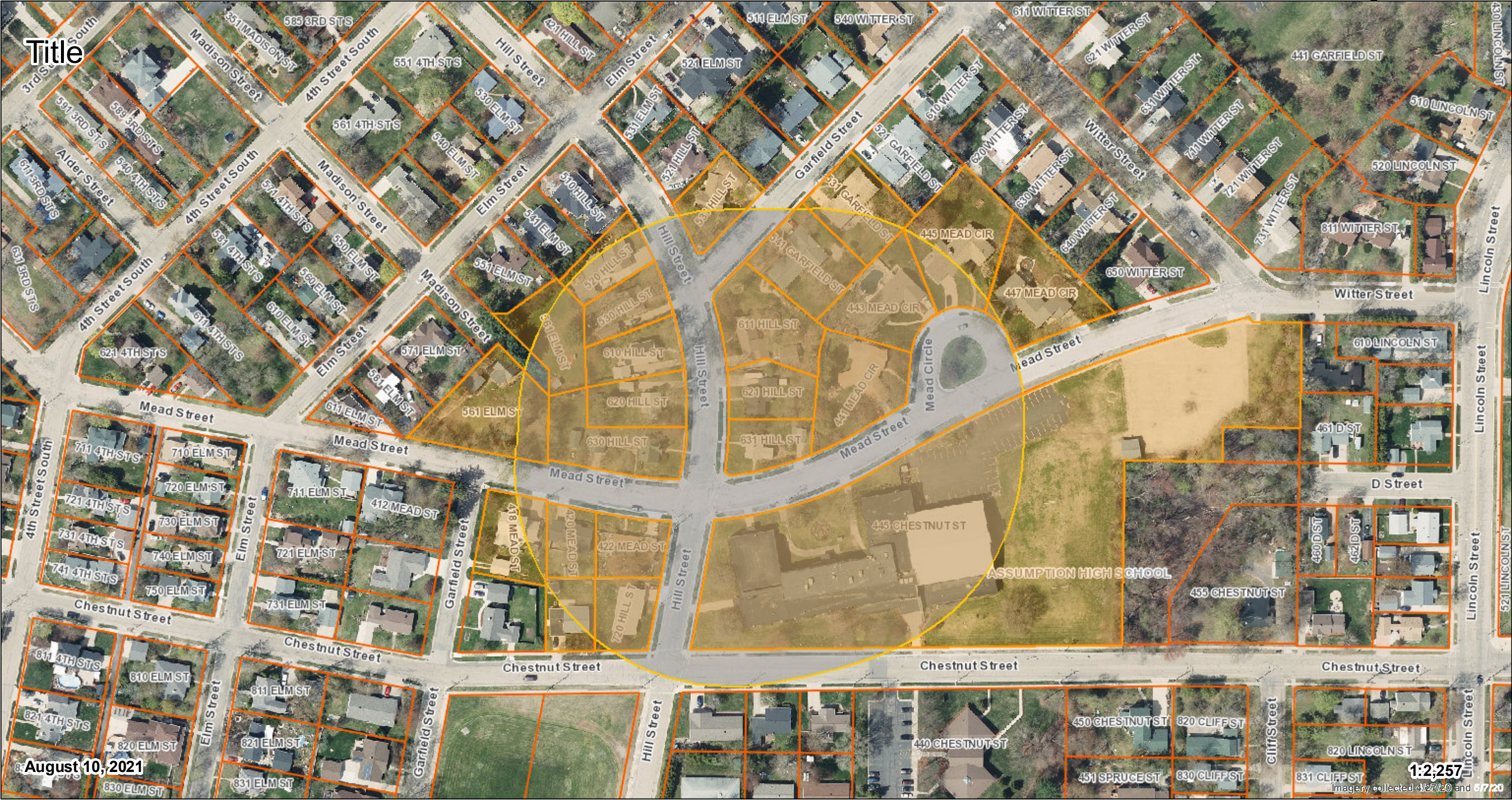
WISCONSIN



Map Powered by the City of Wisconsin Rapids
Dimensions may be obsolete or inaccurate

Acres	OwnerName	Address	Setback Average	Required Setback	Other	Notes
0.23	HAROLD STREEKSTRA	531 HILL ST	22.3		24.1	22.3 from rear corner of house to Hill St. 24.1 from left front of house to Garfield St
0.38	KATHLEEN J REINKE	447 MEAD CIR	21.9		25.9	21.9 from left corner of house (garage side) to Mead St. 25.9 to Mead Circle
0.45	TIMOTHY M ZACHER	445 MEAD CIR	43.1	25		From left corner of garage to Mead Cir
0.32	LELAND F ALBRECHT	443 MEAD CIR	31.9	25		From left corner of garage to Mead Cir
0.36	FRANCIS J SPAULDING	441 MEAD CIR	23.8			From garage to Mead St
0.17	MARK A SANDERS	631 HILL ST	13.9		23.2	Corner lot. 13.9 to Mead St. 23.2 to Hill St
0.18	BEVERLY A POLANSKY	621 HILL ST	20			
0.42	JOSEPH E RABOIN	611 HILL ST	24			
0.34	KARL P DRAXLER	541 GARFIELD ST	20.2			From front of garage to Garfield St
0.3	ANNE E LA CHAPELLE	531 GARFIELD ST	21.4			From left side of house to Garfield St
0.19	LARRY D COLEMAN	520 HILL ST	27.3	25		
0.21	MICHAEL P RIYNOCK	530 HILL ST	35	25		
0.23	CHRISTOPHER PUTNEY	610 HILL ST	33.7	25		
0.23	PAUL F BERNDT	620 HILL ST	37.6	25		
0.34	CAROL J ADAMS	630 HILL ST	24		26	24 from left side of house to Mead St. 26 from garage to Mead St. 33.9 from house to Hill St
0.16	GARNETT R SYMES	420 MEAD ST	18.4			
0.17	RANDY A NEINFELDT	421 CHESTNUT ST	24.6			From garage to Chestnut St
0.2	CHANTE FRANKLIN	720 HILL ST	19.5		25	Corner lot. 19.5 from front of house to Hill St. 25 from left corner of house to Chestnut St
0.2	CHRISTINE L UBER	422 MEAD ST	16.8		22.2	Corner lot. 16.8 from garage side of house to Hill St. 22.2 from front of house to Mead St
4.87	WISCONSIN RAPIDS AREA CATHOLIC	445 CHESTNUT ST	22.8			Church. 22.8
0.73	MICHELLE P ANDERSON	561 ELM ST	16.3		81.4	Long driveway: access Madison Street leading to the property. 16.3 from front of house to front property line. 81.4 from corner of accessory building to Mead St
0.25	MICHAEL F LUDWICZAK	418 MEAD ST	21.9		25.5	Corner lot. 21.9 to Garfield St. 25.5 to Mead St
TOTAL			331.8		AVG	
AVERAGE			20.7375			

11.06.106(f) In those areas of the city where the majority of principal buildings along a street have less than the required front-yard setback for any building or addition to an existing building is determined by averaging the setbacks for buildings within 300 feet that are closer than the established setbacks.



Municipal Boundaries

